

Property Location 5 FIFTH ST
Vision ID 460

Account # 471

Map ID 15/ 83/ 43/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/18/2019 9:49:26 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
ABAIR PHILIP L ABAIR ANGELA R 5 FIFTH ST EAST LONGMEADOW MA 01028 GIS ID F_379547_2851054		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	169500	169,500												
						RES LAND	101	88200	88,200												
						RESIDNTL.	101	700	700												
		SUPPLEMENTAL DATA				Total		258,400	258,400												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
DELGADO KAYLA M ABAIR PHILIP L		22944 04146	378 0104	11-08-2019 06-25-1975	Q U	I I	284,000 0	00	Year	Code	Assessed	Year	Code	Assessed							
									2019	101	164,800	2018	101	150,800							
										101	85,500		101	83,600							
										101	700		101	1,900							
								Total	251000	Total	237000	Total	234400								
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int													
Total			0.00								APPRAISED VALUE SUMMARY										
Nbhd			Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)					169,500					
0001							101		MA		Appraised Xf (B) Value (Bldg)					0					
												Appraised Ob (B) Value (Bldg)					700				
												Appraised Land Value (Bldg)					88,200				
												Special Land Value					0				
												Total Appraised Parcel Value					258,400				
												Valuation Method					C				
												Adjustment									
												Net Total Appraised Parcel Value					258,400				
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
167	07-09-2003	17	DECK	2,300					03-19-2018			333	3	MEAS+INSPCTD							
19	02-01-2002	4	ADDITION	75,000				28X15;MST BDRM,	09-09-2016			317	3	MEAS+INSPCTD							
236A	07-01-1988	MN	Manual Note	500				STORAGE	04-24-2004			318	3	MEAS+INSPCTD							
236	07-01-1988	MN	Manual Note	500				STG BUILDG	03-10-2004			311	1	LEFT NOTICE							
54	01-01-1986	MN	Manual Note					ADDITION	01-28-2004			311	15	PERMIT VISIT							
220	01-01-1984	MN	Manual Note					POOL	01-09-2003			274	15	PERMIT VISIT							
									08-05-1991			131	3	MEAS+INSPCTD							
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value
1	101	ONE FAM	RC				19,040 SF	4.63	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.63	88,200
Total Card Land Units							0.437	AC	Parcel Total Land Area: 0.4371							Total Land Value					88,200

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		85.31
Interior Floor 1	3	HARDWOOD	RCN		242,110
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1962
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures			Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		169,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	585		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	160	7.48	1988	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,170		19.80	23,171
EFB	ENCL PORCH	0	60		29.71	1,782
FFL	1ST FLOOR	1,954	1,954		99.02	193,490
GAR	GARAGE	0	480		39.61	19,012
OSP	SCRN PORCH	0	288		14.78	4,258
PAT	PATIO	0	80		4.95	396
Ttl Gross Liv / Lease Area		1,954	4,032	2,445		242,110

